CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- December 15, 2017 121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sam Toia Amanda Williams

Acting Chairman Toia called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Doar, Toia, and Williams). Sercye arrived at 9:25 AM.

Motion to approve the minutes from the November 17, 2017 regular meeting made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Toia, and Williams (Sercye absent).

Motion to approve the December 15, 2017 agenda made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Flores, and Toia (Sercye absent).

9:00 A.M.

661-17-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Michael & Cynthia O'Connor

OWNER: Same as applicant

PREMISES AFFECTED: 1335-43 W. Henderson Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.38' to zero, east setback from 5' to 3.48' for a proposed raised patio with storage, replacement and reconfiguration of an existing one story open stair to access a garage roof deck, reconfiguration of an enclosed walkway from the principal building to the garage, an open stair to access the existing garage roof deck and a new recreational sport court with 15' tall masonry

walls.

Motion to approve application by voice vote made by the Chairman. Motion denied 1-3; yeas – Sercye; nays – Doar, Toia and Williams. Motion to approve application with conditions made by Doar. Second by Toia. Motion carried 3-

0; yeas - Doar, Toia, and Williams (Sercye abstained).

662-17-Z ZONING DISTRICT: B1-1 WARD: 35

APPLICANT: Duong Thai

OWNER: Farmer's Best Northlake Building, LLC

PREMISES AFFECTED: 4445 N. Pulaski Rd., Suite D

SUBJECT: Application for a variation to expand an existing public place of

amusement license for an existing billiard hall from Suite B & C into Suite D which is located within 125' of a residential zoning

district.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

663-17-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: CT Land Trust No.8002371334

OWNER: Same as applicant **PREMISES AFFECTED:** 1952-56 N. Howe Street

SUBJECT: Application for a variation to reduce the average front setback

from the required 8.10' to 7.52' and north setback from 5.22' to zero for a proposed 6.5' to 8' tall decorative cedar fence and gate

accessory to the single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

664-17-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: 2941 N. Clark, LLC same as applicant **PREMISES AFFECTED:** 2941 N. Clark Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 15' for a proposed four-story, mixed us building with retail space at grade and twelve residential units above. **Application approved by voice vote. 3-0; yeas – Sercye, Doar,**

and Williams (Toia absent).

665-17-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: 2941 N. Clark LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2941 N. Clark Street

SUBJECT: Application for a variation to reduce the required one 10' x 25'

loading berth* to zero for a proposed four-story, mixed use building with ground floor retail and twelve dwelling units above. **Application approved by voice vote. 3-0; yeas – Sercye, Doar,**

and Williams (Toia absent).

666-17-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Ruben Flores d/b/a Shampoos Hair Salon

OWNER: Irving Narragansett Pt. **PREMISES AFFECTED:** 4354 N. Central Avenue

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

667-17-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Ocean Spas Nails, LLC
OWNER: Amos Financial, LLC
PREMISES AFFECTED: 1927 W. Irving Park Road

SUBJECT: Application for a special use to establish a nail salon.

^{*}Amended at hearing

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

668-17-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Peterson Park Health Care Realty, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 6141 N. Pulaski Road

SUBJECT: Application for a special use to expand an existing nursing home

by adding a front second floor addition and a front carport.

Continued to January 19, 2018 at 2:00 p.m.

669-17-Z ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Peterson Park Health Care realty, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 6141 N. Pulaski Road

SUBJECT: Application for a variation to reduce the front setback from the

required 10.06' to 4.08' for a proposed second floor addition and a

front carport.

Continued to January 19, 2018 at 2:00 p.m.

670-17-S ZONING DISTRICT: B1-2 WARD: 30*

APPLICANT: Casper Inc.

OWNER: Nodarse Investments, Inc. **PREMISES AFFECTED:** 3235 N. Central Avenue

SUBJECT: Application for a special use to establish an off-site parking lot

with twenty parking spaces to meet the parking requirement for a

restaurant with a public place of amusement license.

Application approved by voice vote. 3-0; yeas – Doar, Toia,

and Williams (Sercye recused).

671-17-Z ZONING DISTRICT: B1-2 WARD: 30

APPLICANT: Casper Inc.

OWNER: Nodarse Investments, Inc. PREMISES AFFECTED: 3235 N. Central Avenue

SUBJECT: Application for a variation to establish shared parking with

different hours of operation to meet the parking requirement for a

restaurant with a public place of amusement license.

Application approved by voice vote. 3-0; yeas – Doar, Toia,

and Williams (Sercye recused).

672-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 23.3' for a proposed rear addition with terrace and

an unenclosed stairway to access a garage roof deck.

^{*}Amended at hearing

Continued to January 19, 2018 at 2:00 p.m.

673-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 1941, 1943 & 1945 Larabee, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1943 N. Larabee Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 38.1' to 23.5' for a rear open stair that exceeds six feet in height to access two proposed garage roof decks which shall also

contain the relocated rear yard open space. Continued to February 16, 2018 at 2:00 p.m.

674-17-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Salon 77 Beauty Nails Spa Inc.
OWNER: Sierra Family Holdings, LLC
PREMISES AFFECTED: 1621 W. Montrose Avenue

SUBJECT: Application for a special use to establish a beauty / nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

675-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Castleview Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 734-38 W. Melrose Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.15' to 16.5', west setback from 5' to 1' (east to be 5') combined side setback from 10' to 6' for a proposed four-story, eight dwelling unit building with eight interior parking spaces.

Continued to January 19, 2018 at 2:00 p.m.

676-17-S ZONING DISTRICT: B1-3 WARD: 28

APPLICANT: Victoria Nguyen **OWNER:** Syed N. Ahmed

PREMISES AFFECTED: 4043 W. Madison Street

SUBJECT: Application for a special use to establish a nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

677-17-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Christopher & Michelle Meyer

OWNER: Same as applicant

PREMISES AFFECTED: 1805-09 W. Cornelia Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.84' to 0.66' for a proposed rear second floor dormer

addition for the existing single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

678-17-S ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Regal Foundation

OWNER: Same as applicant

PREMISES AFFECTED: 2545-47 W. Devon Avenue

SUBJECT: Application for a special use to establish a forty seat religious

assembly with four, on-site parking spaces.

Application approved with conditions by voice vote. 4-0; yeas –

Sercye, Doar, Toia, and Williams.

679-17-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Eugene Elysee and Yvonne Mendrun

OWNER: Same as applicant

PREMISES AFFECTED: 3115 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed two-story, single family residence. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,**

Toia, and Williams.

680-17-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Brian McCaghy

OWNER: Brian McCagy / 1441 N. Paulina Condominium Association

PREMISES AFFECTED: 1441 N. Paulina Street # 3

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 2.24', south setback from 2' to 1.13' (north to be 1.17') combined side setback from 4.8' to 2.3', front building line setback for pergolas from 20' to 1.33' for a roof deck and pergola

with a height of 52.39' above grade.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

681-17-S ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: PNC Bank N. A. **OWNER:** Same as applicant

PREMISES AFFECTED: 3844 W. Belmont Avenue

SUBJECT: Application for a special use to establish a two-lane drive up

automatic teller machine which shall be accessory to a proposed

bank at 3820 W. Belmont Avenue.

Continued to January 19, 2018 at 2:00 p.m.

682-17-Z ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: MCZ Clark Acquisitions, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2317 N. Clark Street

SUBJECT: Application for a variation to reduce the required loading berths

from one to zero for a proposed six-story, thirty-five dwelling unit

and retail building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Doar absent).

683-17-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Omsri 2919, Inc.

OWNER: Lakeview Associates Inc.

PREMISES AFFECTED: 2919 N. Broadway

SUBJECT: Application for a special use to establish a liquor store.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

684-17-S ZONING DISTRICT: B3-1 WARD: 33

APPLICANT: Pacifico Spa, LLC **OWNER:** Ramiro Barajas

PREMISES AFFECTED: 2851 W. Belmont Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Continued to January 19, 2018 at 2:00 p.m.

685-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: GN Builders & Developers, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 1815 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.55' to 23'. north setback from 2' to 0.5' (south to be 2'), combined side setback from 4.8' to 2.5' for a proposed three story, single family residence with detached garage and an open stair to

access the garage roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

686-17-S ZONING DISTRICT: B3-1 WARD: 14 APPLICANT:Starbucks Corporation c/o Stephanie Champion Rychilk

OWNER: JPJ Ventures # 4, LLC & Cicero & 47th, LLC

PREMISES AFFECTED: 4701 S. Cicero Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

for an existing one-story coffee shop with a one-story addition. **Application approved by voice vote. 3-0; yeas – Sercye, Doar,**

and Williams (Toia recused).

687-17-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Development Group, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 927 N. Damen Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

688-17-Z ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Development Group, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 927 N. Damen Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 21.17' for a proposed four-story, three dwelling unit building with rooftop enclosures, detached three- car garage

with a roof deck and an open stair for access to the deck.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

689-17-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Development Group, LLC Monatuk

OWNER: Same as applicant **PREMISES AFFECTED:** 1233 N. Paulina Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building

with four indoor parking spaces at the rear.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

690-17-S ZONING DISTRICT: C1-1 WARD: 45

APPLICANT: Northwest Bible Chapel OWNER: Michael Thompson PREMISES AFFECTED: 5578 N. Elston Avenue

SUBJECT: Application for a special use to expand an existing religious

assembly facility with a proposed elevator lobby addition.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Doar absent).

The Chairman moved to recess at 12:00 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Doar, Toia, and Williams).

2:00 P.M.

CONTINUANCES

582-17-Z ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Sandra Nunez
OWNER: Same as applicant
PREMISES AFFECTED: 2532 W. 51st Street

SUBJECT: Application for a variation to establish a Public Place of

Amusement License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a

residential district.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

626-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Gustavo Zuniga
OWNER: Same as applicant
PREMISES AFFECTED: 2528 N. Talman Avenue

SUBJECT: Application for a variation t

Application for a variation to reduce the rear setback from the required 37.76' to 4', north setback from 4' to zero (south to be zero), combined side setback from 10' to zero, the rear alley setback for a detached garage from 2' to zero for a proposed two car garage addition with a roof deck, privacy wall, and rear fence at the rear of the existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

627-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Gustavo Zuniga **OWNER:** Same as applicant

PREMISES AFFECTED: 2528-30 N. Talman Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 900 square feet to 644.12' square feet for a proposed detached two car garage with roof deck, privacy wall, and rear

fence at the rear of the existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

637-17-S ZONING DISTRICT: C1-3 WARD: 33

APPLICANT: 3280 N California, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a special use to establish residential use and

parking below the second floor for a proposed five-story, twenty-

five dwelling unit building with enclosed parking. Continued to January 19, 2018 at 2:00 p.m.

638-17-Z ZONING DISTRICT: C1-3 WARD: 33

APPLICANT: 3280 N California, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-

five dwelling unit building with enclosed parking. Continued to January 19, 2018 at 2:00 p.m.

639-17-Z ZONING DISTRICT: C1-3 WARD: 33

APPLICANT: 3280 N California, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a variation to reduce the required loading stall from

one to zero for a proposed five-story, twenty-five dwelling unit

building with enclosed parking.

Continued to January 19, 2018 at 2:00 p.m.

649-17-Z ZONING DISTRICT: RT-4 WARD: 40

APPLICANT: Renewal Group, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 6137 N. Ravenswood Avenue

SUBJECT: Application for a variation to reduce the front wall setback to a

side property line from the required 12' to 9', the rear wall setback to a side property line from 12' to 11' for a proposed three-story, five dwelling unit building townhouse building with a roof deck. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,**

Toia, and Williams.

650-17-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Suave Incorporated Same as applicant PREMISES AFFECTED: 12717 S. Halsted Street

SUBJECT: Application for a special use to expand an existing tavern into the

rear one story portion of an existing one and two story mixed use

building.

Continued to January 19, 2018 at 2:00 p.m.

652-17-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Thomas Darwin
OWNER: Same as applicant
PREMISES AFFECTED: 3559 W. 115th Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.48' to 5.5', east setback from 4' to 2.9' (west to be 7'), combined side setback from 11.1' to 9.9' in order to legalize an

existing detached two car garage with attic storage.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia and Williams. Meeting went into closed session at 2:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 3:10 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 575-17-A, 572-17-Z, 573-17-Z, 391-17-Z, 615-17-S, 616-17-S, and 617-17-Z made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of November 17, 2017 with the exception of Cal. No. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z and 551-17-Z made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Chairman moved to recess at 3:15 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.